

GLADSTONE AND LORETTA - RESIDENTIAL TOWER

ARCHITECTURAL DRAWING PACKAGE

ARCHITECT

Linebox Studio Inc.
 Address: 116 Liggar Street, Suite 110, Ottawa, ON, K2P 0C2
 Tel: 613-215-2809
 Architect: Andrew Reeves
 Point of Contact: Josée Anne Provost

STRUCTURAL ENGINEERS

Cunliffe & Associates Inc.
 Address: 200, 1550 Carling Ave 2nd Floor, Ottawa, ON K1Z 8S8
 Tel: 416-253-3337
 Engineer: Brad Armstrong
 Point of Contact: Paul Dolan

MEP ENGINEERS

GWAL | Goodkey, Weedmark & Associates Ltd.
 Address: 1688 Woodward Dr, Ottawa, ON K2C 3R8
 Tel: 613-722-3113
 Mechanical: Mark Satooh
 Electrical: Divyankant (Raj) Vyas

CIVIL ENGINEERS

WSP
 Address: 2611 Queensview Drive 200, 300, 400
 Ottawa, ON K2B 4B7
 Tel: 613-829-2800
 Engineer: Michael Flowers
 Point of Contact: Jared Depeleiro

LANDSCAPE ARCHITECT

CSW Landscape Architects Limited.
 Address: 319 McEwan Avenue, Ottawa, ON K1Z 0B9
 Tel: 613-729-4336
 Architect & Point of Contact: Christian Matteau

CLIENT

CLV Group Development
 Address: 485 Bank St. #200, Ottawa, ON K2P 1Z2
 Tel: 905-691-5266
 Point of Contact: Jenn Morrison

BUILDER

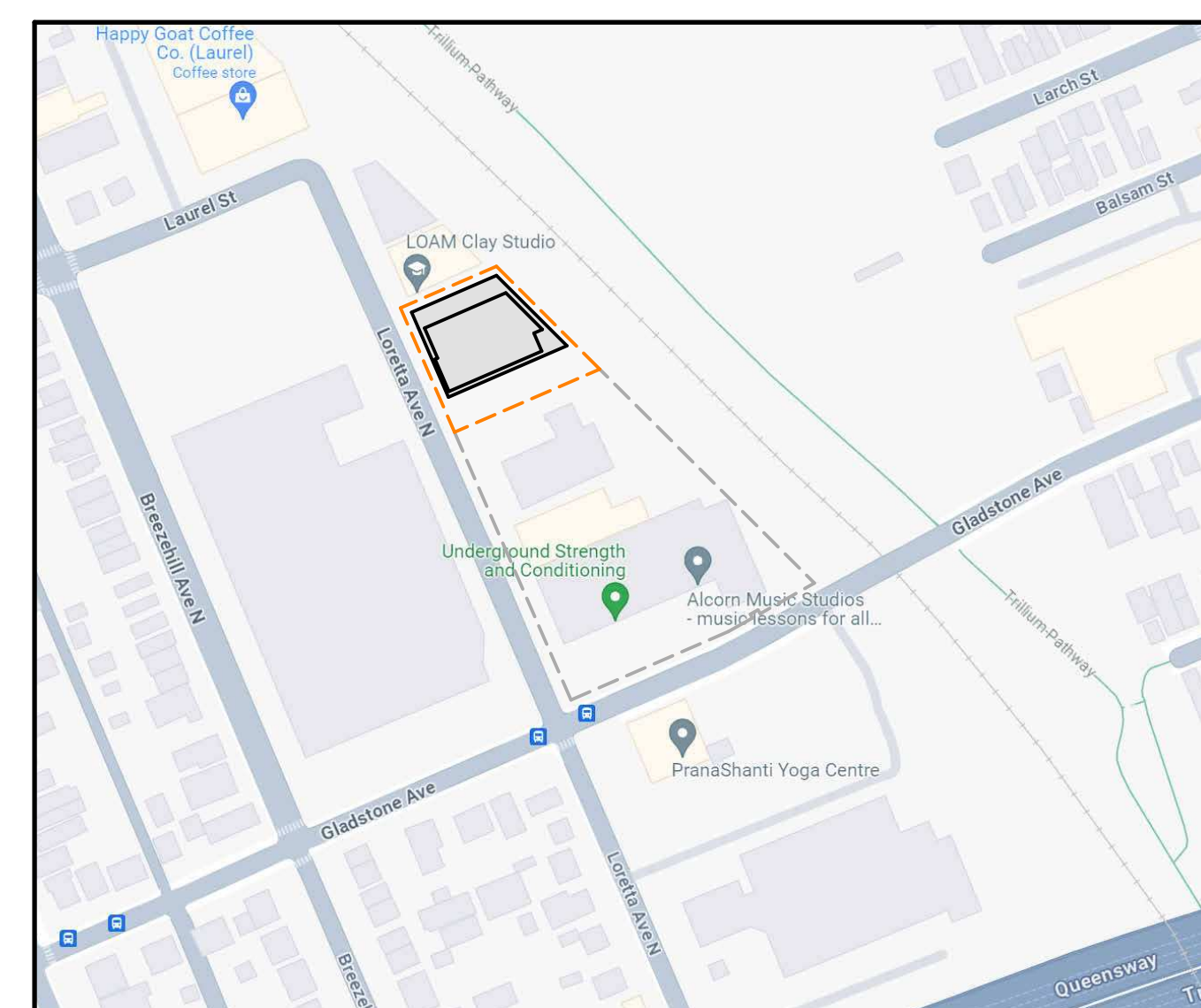
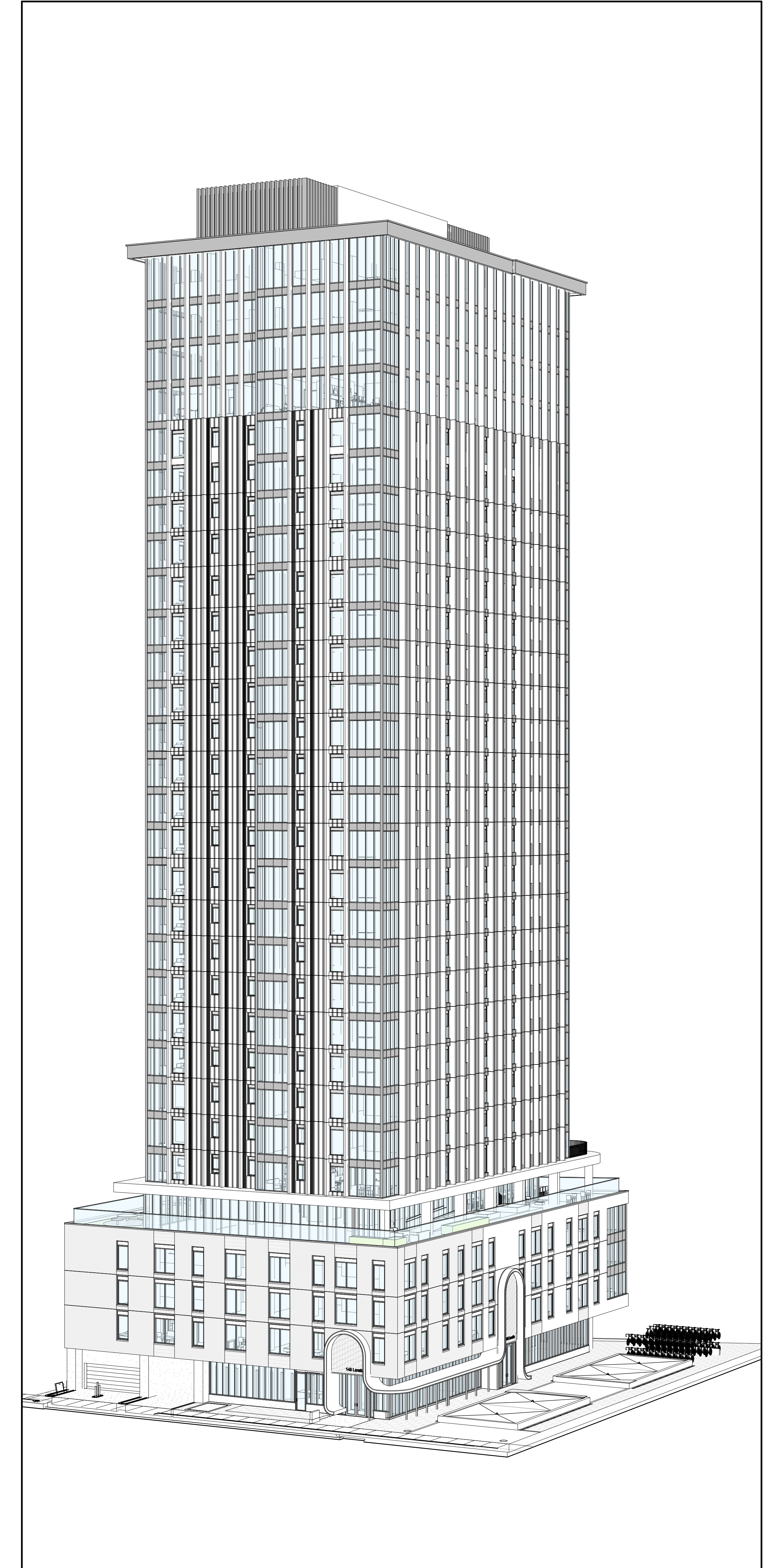
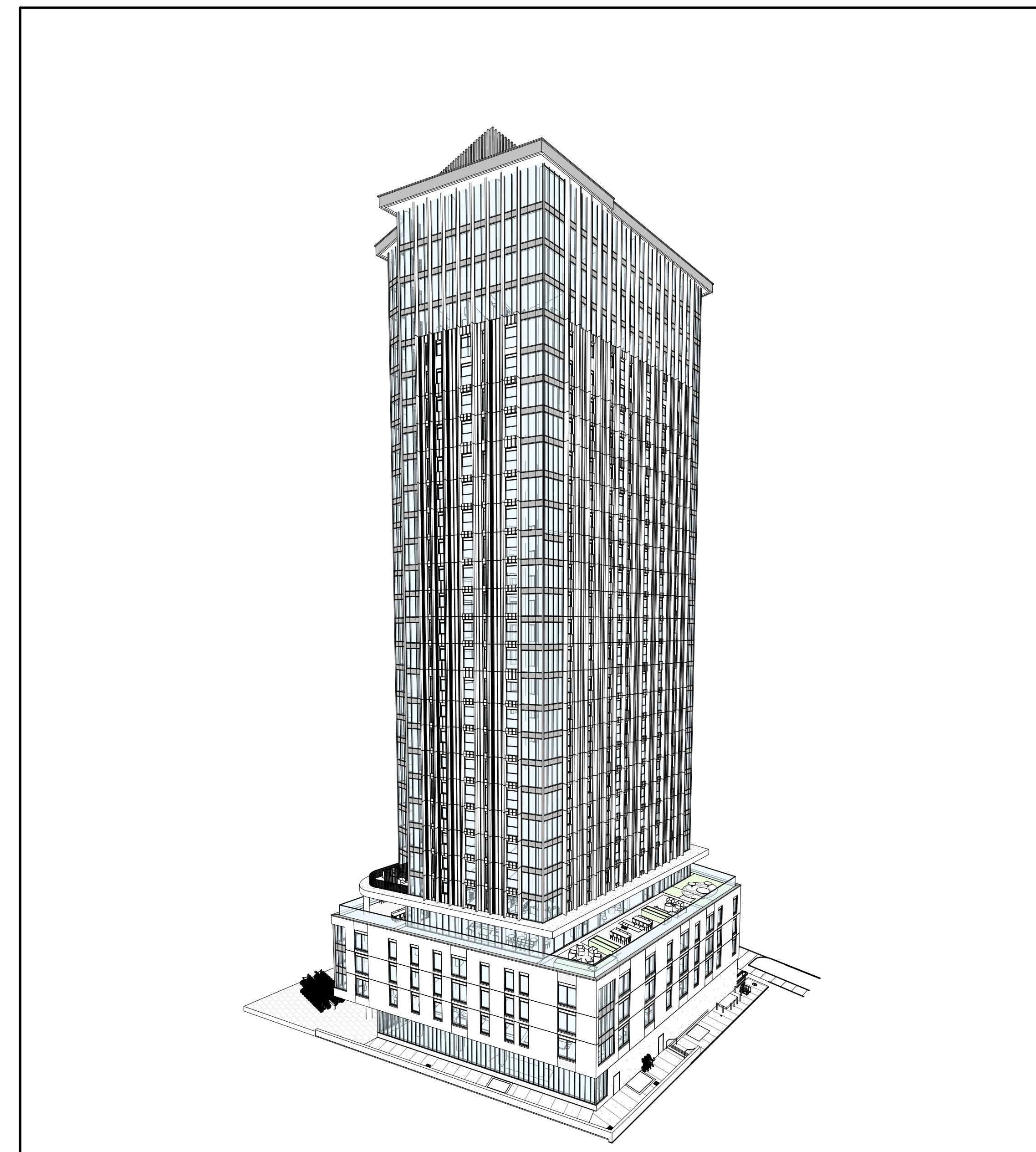
P&C Development & Construction Management Group Inc.
 Address: 200-485 Bank St., Ottawa, ON K2P 1Z2
 Tel: 613-739-1327 x226
 Point of Contact: Maria Martinez

PROJECT MAILING ADDRESS

145 Loretta Ave N,
 Ottawa, ON
 K1Y 4W5

ARCHITECTURAL DRAWING LIST

DWG NO.	DRAWING TITLE
A0-000	COVER SHEET
A1-SITE	MASTER SITE PLAN
A1-101	SITE PLAN (PHASE 1)
A2-FLOOR PLANS	FLOOR PLAN - LEVEL 05 (POODUM ROOF AMENITY)
A5-ELEVATIONS	BUILDING ELEVATIONS - WEST AND SOUTH
A5-100	BUILDING ELEVATIONS - WEST AND SOUTH
A5-101	BUILDING ELEVATIONS - EAST AND NORTH



SITE MAP -PHASE 1



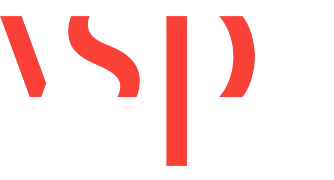
Client



Structural engineers | Ingénieurs structurels



electrical engineers | ingénieur électrique
 mechanical engineer | ingénieur mécanique

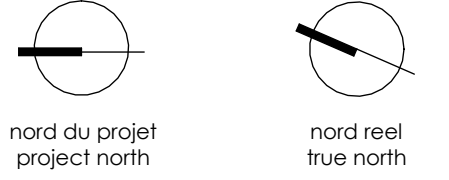


civil engineers | ingénieur civil



landscape architect | architecte paysagiste

builder | constructeur



nord du projet
 project north

nord réel
 true north

2	ISSUED FOR SPA	24.11.20
A	REVISED 33% WORKING DRAWINGS	24.08.12
A	ISSUED FOR 33% WORKING DRAWINGS	24.08.12
2	RE ISSUED FOR CLASS 'D' ESTIMATE	24.05.13
1	ISSUED FOR CLASS 'D' ESTIMATE	24.05.17
no.	revisions	date

stamp | timbre

architect | architecte



All dimensions are shown in metric.
 Contractor shall check and verify all dimensions and report all error and omissions to the Architect.
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 Not for construction until signed by the Architect.

project title | titre du projet

**GLADSTONE AND LORETTA
 RESIDENTIAL TOWER**

145 LORETTA AVE. N | OTTAWA | ON

drawing title | titre du dessin

COVER SHEET

project number numéro du projet	2402
drawn dessiné	JM / DL / MP
checked vérifié	JP / AR
scale échelle	1 : 1000
date date	02/16/24
drawing number numéro du dessin	

A0-000

SURVEY INFORMATION TAKEN FROM:

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF
PART OF LOT 1 & LOTS 2 & 3
(WEST CHAMPAGNE AVENUE)
BLOCK C AND
LOTS 1, 2 & 3 (EAST LORETTA AVENUE)
BLOCK C AND
LOTS 4, 5, 6, 7 & 8
BLOCK C AND
PART OF BLOCK C AND
PART OF CHAMPAGNE STREET
(CLOSED BY BY-LAW 4863)
REGISTERED PLAN 73
CITY OF OTTAWA
STANTEC GEOMATICS LTD., 2017

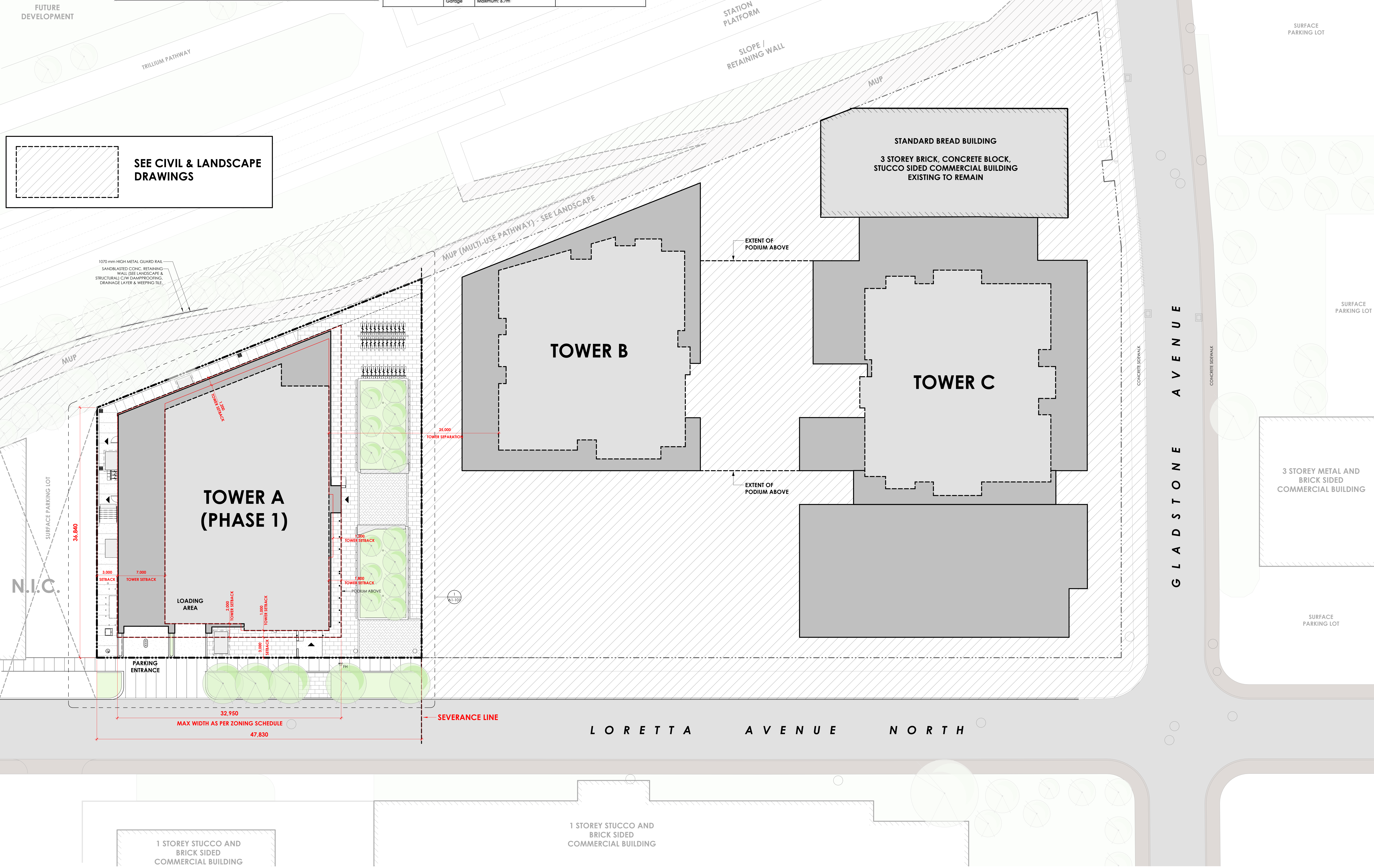
SITE STATISTICS

SITE AREA: 10,012m² / 2.47 ac
RESIDENTIAL UNIT COUNT:
TOWER A = 350
TOWER B = 271
TOWER C = 279
TOTAL = 900

MC(2830) 3446-h1	Requirement	Proposed
Minimum Lot Width (m)	No minimum	Complies
Minimum Lot Area (m ²)	No minimum	Complies
Minimum Front Yard Setback (m)	As per Schedule 466	Complies
Minimum Rear Yard Setback (m)	As per Schedule 466	Complies
Interior Side Yard Setback (m)	As per Schedule 466	Complies
Corner Side Yard Setback (m)	As per Schedule 466	Complies
Minimum Building Height (m)	As per Schedule 466	Complies
Maximum Building Height (m)	As per Schedule 466	Complies
Maximum Floor Space Index	No Maximum	N/A
Minimum Width of Landscaped Area	No minimum, except that where a yard is provided and not used for required driveways, alleys, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped	Complies
Minimum Tower Separation	23 metres	Complies
Minimum Tower Podium Stepback Distance	2 metres	2m at Gladstone frontage only

Parking Requirements (Sec. 101, 102, 103, 104, 111)	Requirement	Proposed
Section 103, Area Z Residential: Max 1.75 spaces per Dwelling Unit Visitor: Min 0.1 space per Dwelling Unit, Max required per building: 30 Office: Max 2.2 per 100m ² GCA Retail: Max 3.6 per 100m ² GCA	Resident: 1575 Max (900 units) Visitor: 30 per building (90 total) Office: 405 Max Retail: 58 Max	Resident: 456 (surface 4) Visitor: 30 Office: 46 Retail: 14 Total: 526
Vehicle Space Dimensions	- Must be 2.6m-3.1m by 5.2m - Up to 40% of required parking aisle from visitor's spaces may be 2.4m x 4.6m	Complies
Bicycle Parking Rates	(0.5 per Dwelling Unit) 0.5 x 900 Units = 450 (1 per 250m ² Commercial space) 20,000m ² / 250 = 80.3 Total Required = 530	Surface Bicycle Parking = 68 Indoor Bicycle Parking = 626 Total Bicycle Parking = 694
Bicycle Space Dimensions	Horizontal: 0.6m x 1.8m Vertical: 0.5m x 1.5m (max 50% of required spaces) Stacked: 0.37m x 1.5m	Complies
Drive Aisle Width (Double Traffic Lane)	Parking Lot Minimum: 6.7m Parking Garage Minimum: 6m Maximum: 6.7m	Complies 6m

Amenity Space Requirements (Sec. 137)	Requirement	Proposed
Total: 6m ² per unit Communal: 80% of total required	Total: 5,400 m ² Communal (min): 2,700 m ²	Rooftop Terrace (Communal): 1,441.9 m ² Indoor Amenity (Communal): 1,614.2 m ² Total Communal (54.4%): 3,056.6 m ² Balconies: ~ 2343.4 m ² Total Amenities: 5400 m ² PDR: 1,017.7 m ²
POPS (Privately Owned Public Space)		



NO.	DESCRIPTION	DATE
1	ISSUED FOR SPA	24.11.20
2	no revisions	date
3	stamp timbre	

3 ISSUED FOR SPA 24.11.20
no revisions date
stamp | timbre

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project number numéro du projet	2402
drawn dessiné	JM / DL / MP
checked vérifié	JP / AR
scale échelle	1:200
date date	11/19/24
drawing number numéro du dessin	

Address: 145 Loretta Ave. N, Ottawa, ON K1N 1P1
2024-11-25 12:40:57 PM



ITEM	FIELD	DATA
1	LEGAL DESCRIPTION	SEE LEGAL DESCRIPTION ON SITE PLAN.
2	CURRENT ZONING PERMITTED USES:	MIXED-USE CENTRE ZONE - MC(280) 3466-F1-1/2
3	LOT AREA	2,215 m ²
4	LOT FRONTAGE	47.817 m
5	BUILDING AREA	1,284 m ²
6	BUILDING SETBACKS (SEE SCHEDULE 466)	FRONT YARD REQUIRED: 3 m (3 m PROVIDED) REAR YARD REQUIRED: 2 m (2 m PROVIDED) INTERIOR SIDE YARD REQUIRED: 3 m (3 m PROVIDED) TOWER SETBACKS: SEE PLAN & SCHEDULE 466
7	SUITE COUNT	350 DWELLING UNITS
8	AMENITY SPACE	REQUIRED: SUITE COUNT x 4m ² = 1,400 m ² 2,100.00 m ² PROVIDED: SHARED INTERIOR AMENITY AREA 1,899.94 m ² SHARED EXTERIOR AMENITY AREA 388.26 m ² PRIVATE EXTERIOR AMENITY AREA 0.00 m ² TOTAL AMENITY AREA PROVIDED 2,288.19 m ²
9	BUILDING HEIGHT	14.73 m PODIUM ROOF 103.48 m TOP OF MECHANICAL PENTHOUSE
10	LOADING ZONE	
11	VEHICLE PARKING	REQUIRED: VISITOR: MINIMUM: 0.1 PER UNIT 350 x 0.1 SPACES = 35 SPACES MAXIMUM REQUIRED: 30 SPACES PROVIDED: ACCESSIBLE (3600x5200) 1 STANDARD (2400x5200) 29 TOTAL PROVIDED (VISITOR) 30 RESIDENTIAL: MAXIMUM: 1.75 PER UNIT (LESS VISITOR SPACES) 350 x 1.75 SPACES = 613 SPACES PARALLEL (2400x700) 3 STANDARD (2400x5200) 75 TOTAL PROVIDED (RESIDENT) 118
12	BICYCLE PARKING	REQUIRED: RESIDENTIAL: MINIMUM: 0.5 PER UNIT 350 x 0.5 SPACES = 175 SPACES MIN. PROVIDED: HORIZONTAL STACKED 170 VERTICAL 12 TOTAL PROVIDED 182
13	DRIVE ABLES	REQUIRED: 6m WIDE PROVIDED: 6m WIDE

CLV GROUP DEVELOPMENTS

Client

CUNLIFFE & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

structural engineers | Ingénieurs structurels

GWAL
Goodway, Wainman & Associates Ltd.

electrical engineers | Ingénieur électrique
mechanical engineer | Ingénieur mécanique

wsp

civil engineers | Ingénieur civil

CSW

landscape architect | architecte paysagiste

nord du projet
project north

nord réel
true north

1	ISSUED FOR SPA	24.11.20
2	ISSUED FOR REVIEW	24.10.07
3	ISSUED FOR REVIEW	24.08.12
4	ISSUED FOR 30% WORKING DRAWINGS	24.08.12
5	RE ISSUED FOR CLASS 17 ESTIMATE	24.05.13
6	ISSUED FOR CLASS 17 ESTIMATE	24.05.17

no. revisions: 0/06

stamp | Imbire

architect | architecte

linebox
STUDIO

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project title | titre du projet

GLADSTONE AND LORETTA RESIDENTIAL TOWER

145 LORETTA AVE. N | OTTAWA | ON

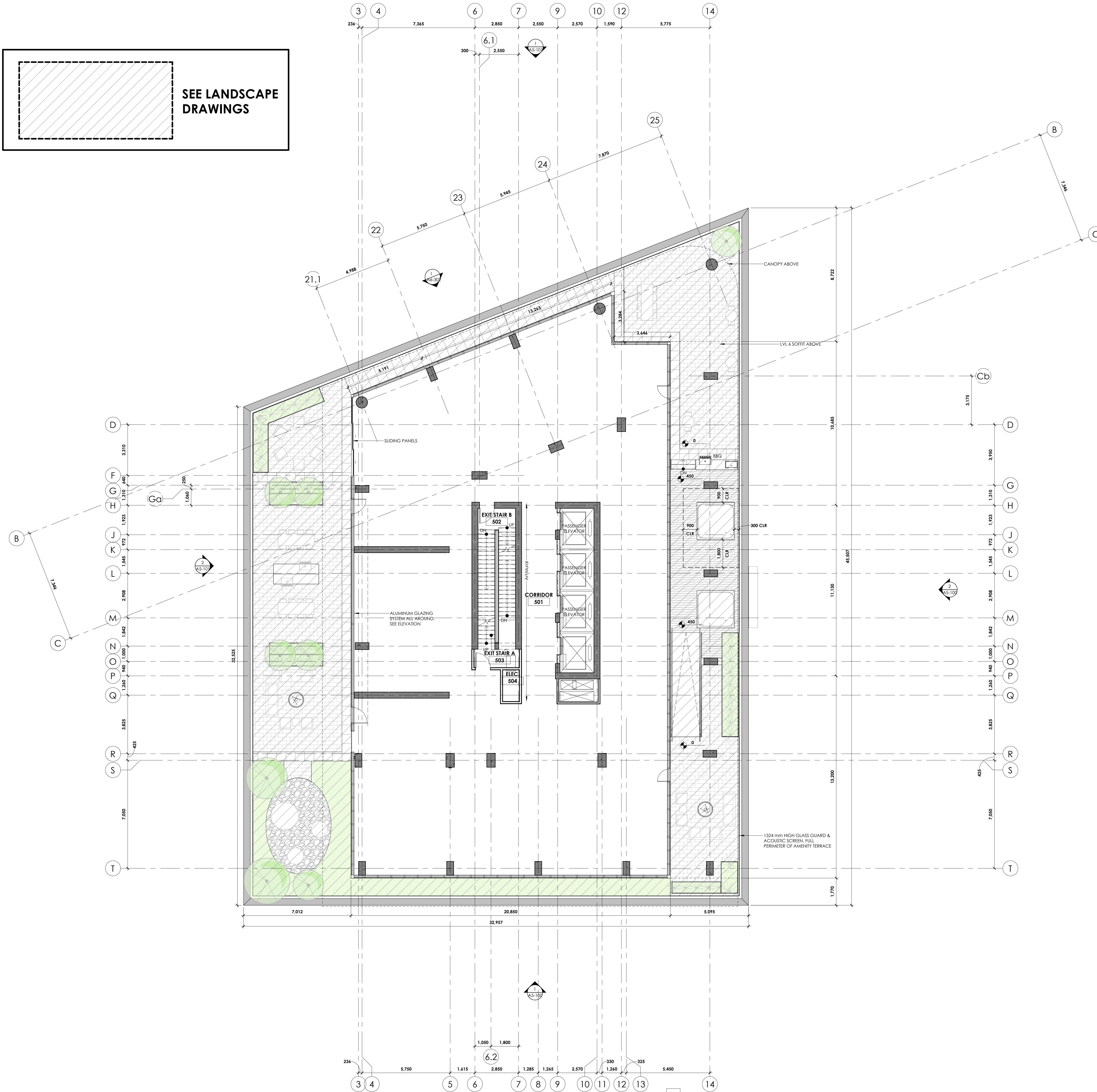
drawing title | titre du dessin

SITE PLAN (PHASE 1)

project number | numéro du projet: 2402
drawn | dessiné: JM / DL / MP
checked | vérifié: JP / AR
scale | échelle: As Indicated
date | date: 02/16/24
drawing number | numéro du dessin: A1-101

Address: 145 Loretta Ave North, Ottawa, ON
 2024-11-25 12:41:04 PM

SEE LANDSCAPE DRAWINGS



GENERAL NOTES:
 1. REFER TO A100 FOR TYPICAL ASSEMBLY TYPES
 2. REFER TO A200 FOR TYPICAL DOOR TYPES
 3. RESIDENTIAL SUITES AND ELEVATOR LOBBIES ON LEVELS 27-30 TO RECEIVE HIGH-END FINISHES

LEGEND:
 CAST IN PLAN CONCRETE, EXPOSED WHERE SHOWN IN PLAN
 CMU PARTITIONS
 GYPSUM PARTITION, FIRE RATED
 GYPSUM PARTITION, NON-RATED

STRUCTURAL NOTES (HIGH-LEVEL ESTIMATE):
 LS FOOTING SLAB = 300 THK + SLOPED TOPPING
 SHEAR WALLS = 400 THK
 TYPICAL TOWER COLUMN = 500x600 or 750 DIAM

CONCRETE STRENGTHS:
 LS SLABS = 30 MPa (TYPE N)
 INTERIOR SLABS = 30 MPa (TYPE N)
 COLUMNS & SHEAR WALLS = 40 MPa (TYPE N) L5-10
 COLUMNS & SHEAR WALLS = 35 MPa (TYPE N) L11-16
 COLUMNS & SHEAR WALLS = 30 MPa (TYPE N) L17-27

CLV GROUP DEVELOPMENTS
 Client

CUNLIFFE & ASSOCIATES
 CONSULTING STRUCTURAL ENGINEERS
 structural engineers | Ingénieurs structurels

GWAL
 Goodway, Wardmark & Associates Ltd.
 electrical engineers | ingénieur électrique
 mechanical engineer | ingénieur mécanique

wsp
 civil engineers | ingénieur civil

C S W
 landscape architect | architecte paysagiste

nord du projet / project north
 nord réel / true north

3	ISSUED FOR SPA	24.11.20
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no.	revisions	date

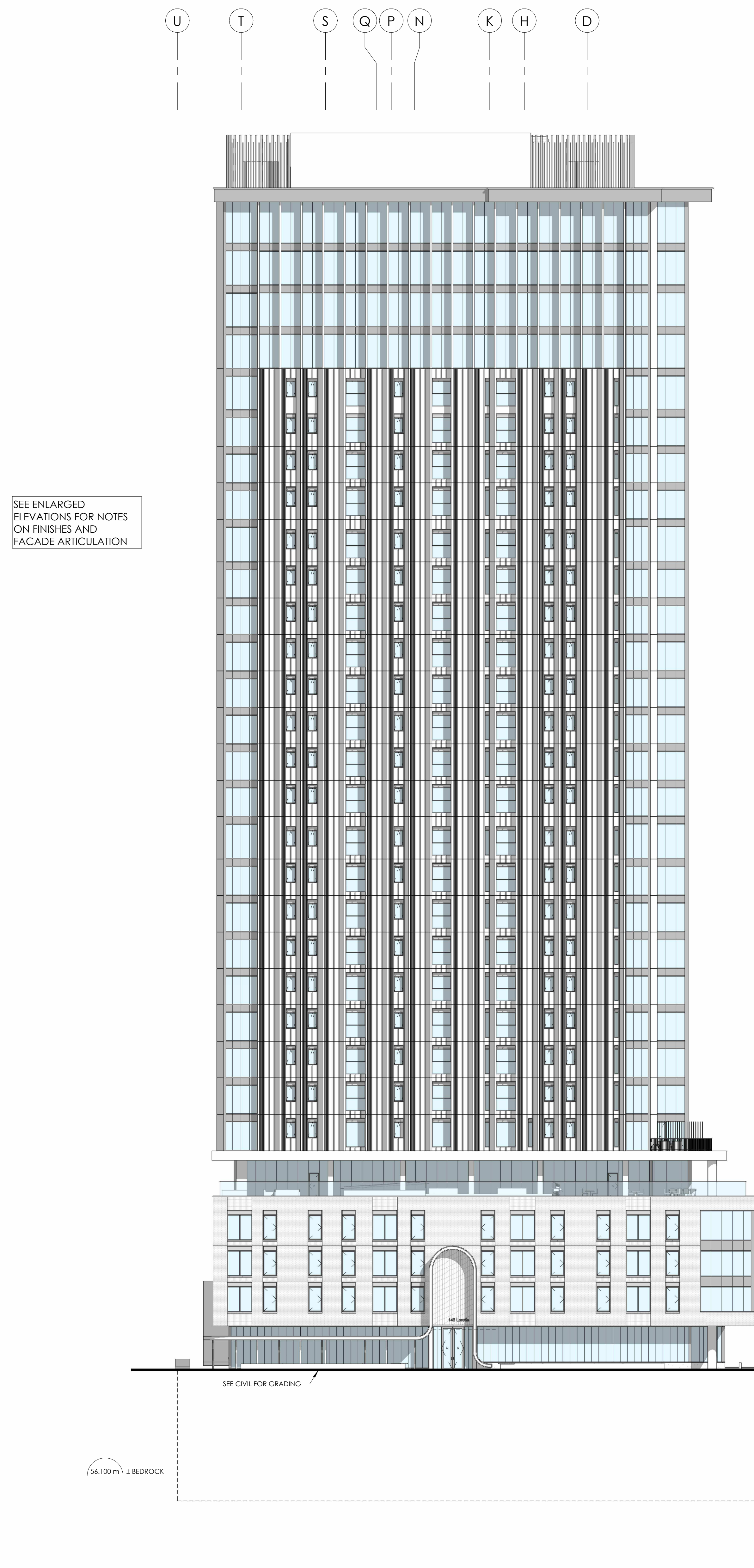
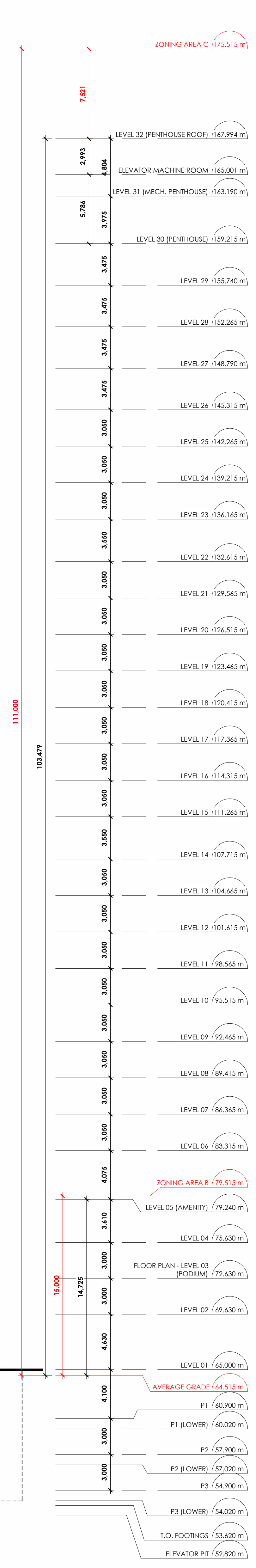
architect | architecte
linebox
 STUDIO

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project title | titre du projet
GLADSTONE AND LORETTA RESIDENTIAL TOWER
 145 LORETTA AVE. N | OTTAWA | ON

drawing title | titre du dessin
FLOOR PLAN - LEVEL 05 (PODIUM ROOF AMENITY)

project number numéro du projet	2402
drawn dessiné	JM / DL / MP
checked vérifié	JF / AR
scale échelle	1:100
date date	02/16/24
drawing number numéro du dessin	A2-105



SEE ENLARGED ELEVATIONS FOR NOTES ON FINISHES AND FACADE ARTICULATION



SEE ENLARGED ELEVATIONS FOR NOTES ON FINISHES AND FACADE ARTICULATION

2 - ISSUED FOR SPA	24-11-20
3 - ISSUED FOR 30% WORKING DRAWINGS	24-08-12
4 - ISSUED FOR CLASS 17 ESTIMATE	24-05-13
5 - ISSUED FOR CLASS 17 ESTIMATE	24-05-17

no. revisions date

stamp | timbre

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project title | titre du projet

GLADSTONE AND LORETTA RESIDENTIAL TOWER

145 LORETTA AVE. N | OTTAWA | ON

drawing title | titre du dessin

BUILDING ELEVATIONS - EAST AND NORTH

project number | numéro du projet 2402

drawn | dessiné JM / DL / MP

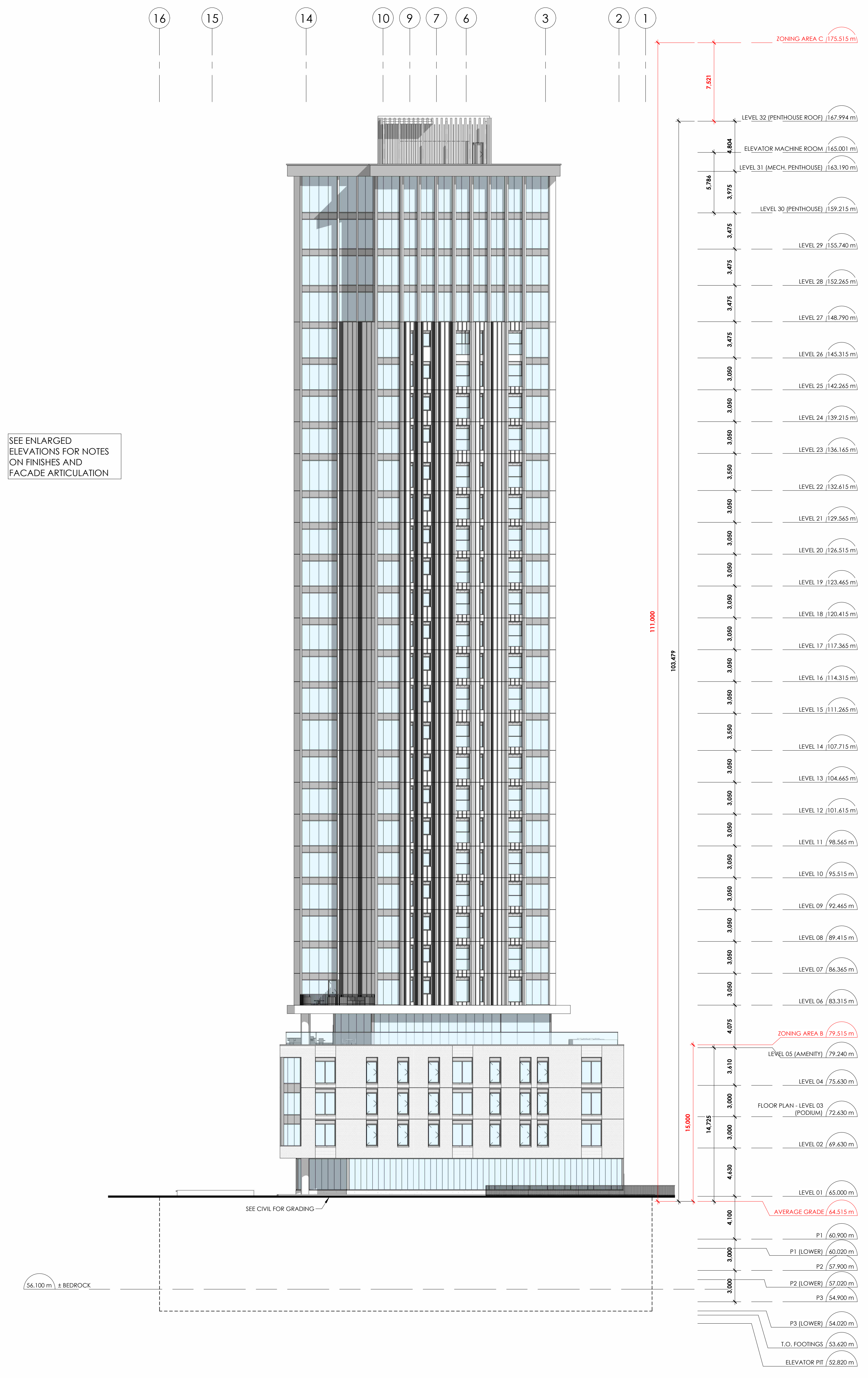
checked | vérifié JP / AR

scale | échelle 1:200

date | date 02/16/24

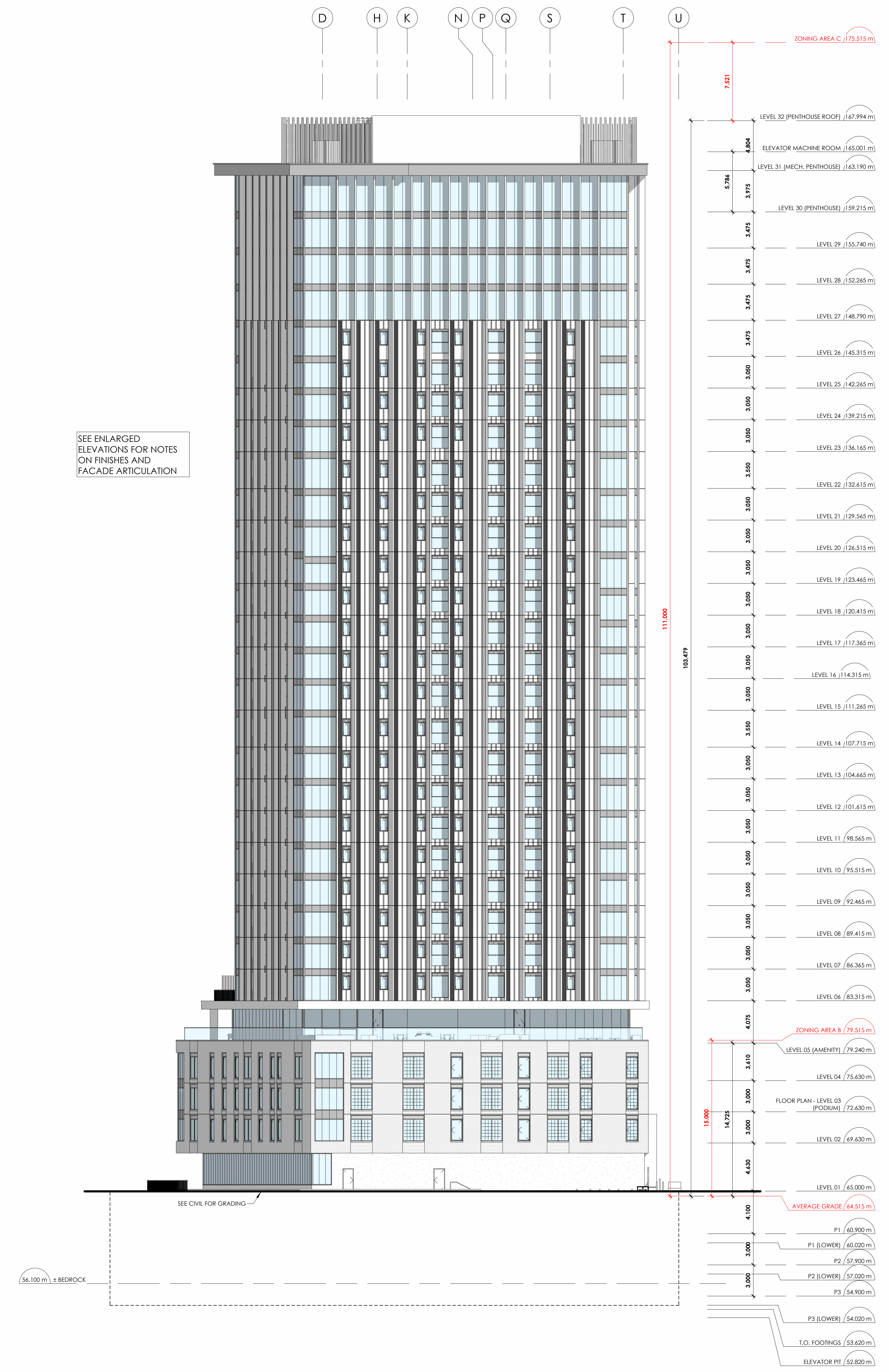
drawing number | numéro du dessin

A5-101



SEE ENLARGED ELEVATIONS FOR NOTES ON FINISHES AND FACADE ARTICULATION

1 BUILDING ELEVATION - EAST
1:200
A5-101
A2-098



SEE ENLARGED ELEVATIONS FOR NOTES ON FINISHES AND FACADE ARTICULATION

2 BUILDING ELEVATION - NORTH
1:200
A5-101
A2-098